

COMMON VIOLATIONS FOUND IN RESIDENTIAL NEIGHBORHOODS

The following are county guidelines. More detailed information is available in the county code or online at www.cobbcounty.org on the County Clerk's Web page or by calling the Code Enforcement Office.

PARKING

Vehicles must be parked along the curb, facing in the direction of traffic flow, have a valid tag and be operational. Vehicles may not be parked in designated No Parking areas, where they block access to private driveways or where they restrict the safe flow of traffic. There are no county restrictions on the length of time a vehicle may be parked on a residential street. (The above is enforced by police)

Vehicles may not be parked in the grass or unimproved surface between the roadway and the home's front setback. In the R-30, R-20, R-15, R-12, RD, RA-4, RA-5 zoned districts, parking allows only one vehicle, one boat, and one recreational vehicle (or any combination of such totaling three) in the rear or side yard on a hardened surface.

In the R-40, R-80, RR zoned districts, any combination of boats and recreational vehicles exceeding three must be screened from public roadways via a buffer (approved by the Cobb County Landscape Architect) or fencing. No materials, equipment or business vehicles may be stored or parked on the premises, except for one business vehicle used exclusively by the resident. A business vehicle with a manufacturer's gross vehicle weight greater than 12,500 pounds is not allowed to be parked on residential property.

JUNK CARS

Any junk, abandoned or inoperative vehicle that remains on a property for longer than 30 days after due notice of violation has been provided per Sec. 2-102 (2) of the Cobb County Code, may be removed by Cobb County or its duly authorized designee.

Any expenses incurred in remedying the condition shall become payable within 30 calendar days, after which a special assessment lien and charge shall be attached to the property, which shall be payable with interest at the rate of 8 percent per annum from the date of such certification until paid. Such lien shall be in favor of Cobb County, Georgia, and may be satisfied at any time by payment thereof including accrued interest. Notice of such lien shall be filed in the Office

of the Clerk of Superior Court and recorded among the public records of Cobb County, Georgia.

YARD SALES

Estate sales, yard sales, bakery sales, garage sales, bazaars and the like are limited to three weekends per year and cannot exceed three days per sale.

OUTSIDE STORAGE LIMITATIONS

No outside storage is permitted, with the exception of firewood and lawn furnishings.

DWELLING UNIT

A dwelling unit consists of one or more rooms which are arranged, designed or used as living quarters for one family or two or fewer unrelated adults and their children and/or grandchildren. A dwelling unit may also be occupied by a family and up to two persons who are not family members.

(1) A dwelling unit shall have an interior bathroom and complete kitchen facilities, permanently installed.

(2) A dwelling unit shall have at least 390 square feet of total building square footage (as determined and maintained in the records of the Cobb County Tax Assessor) per each adult occupant.

(3) No more than one vehicle per 390 square feet of total building square footage may be parked regularly overnight at or within the right of way adjacent to a dwelling unit. "Regularly" means a majority of nights in any seven day period. Family means one or more persons related by blood, legal adoption, or marriage occupying a dwelling where such persons are all related to each other within the fourth degree, which includes parents, children, grandparents, grandchildren, brother and sisters.

Adult means any person over the age of 18 years old or legally emancipated in the State of Georgia.

FENCES/WALLS

Any fence or wall adjacent to a public road right-of-way and within a residential front yard cannot be more than six feet in height. Fences or walls shall be maintained in structurally sound condition. Fences or walls at the rear of a residence cannot exceed eight feet in height. The height limitation includes posts and ornaments on top of the fence or wall.

LEASH LAW

Animals are required to be on a leash when outside unless contained by a fence. Pet owners are responsible for collecting animal waste and disposing of it properly. Contact Cobb County Animal Control at (770) 499-4136 to report violations.

LIVESTOCK AND POULTRY

Livestock and poultry animals are only permitted on a lot of two acres or larger. All animals will be maintained at least 10 feet from any residential property line.

GARBAGE COLLECTION

Garbage collectors may not operate between the hours of 11 p.m. and 7 a.m. Garbage cans filled with garbage can only be placed at the curb the evening before collection and should be removed by 11 p.m. on the day of collection.

PERSONAL VEHICLE SALES

No more than three personal vehicle and/or equipment sales are allowed per calendar year on any one parcel of property.

HOME BUSINESS RESTRICTIONS

- No signs, products or equipment are permitted around the exterior of the home.
- All business activities must occur inside home.
- No outside employees are permitted to work in the home or to gather at the home for work purposes.
- No more than 25 percent of the home may be used for the business.
- No commercial deliveries are permitted to home businesses.
- No customers or clients are permitted to visit home businesses except for tutoring or musical lessons.

IN-HOME DAY CARE

Child care in a single-family home is limited to a maximum of six children for whom compensation is received.

- The child care cannot create a nuisance to immediate adjacent property owners.
- Parking must be provided for child pick up and drop

off on the property.

- No employees are permitted.

DOOR-TO-DOOR SOLICITATIONS

The county permits door-to-door solicitations only if the person has registered with the county's business license office. A registration badge must be worn by solicitors and will include their name, address, organization and a photograph. Solicitation without a registration badge is prohibited. Police will respond to reports of unregistered solicitors.

WINDOWS AND EXTERIOR DOORS

Windows of buildings shall be fully supplied and maintained with glass window panes or with a substitute approved by the designated Cobb County Building Official, which are without open cracks or holes. Screens, if provided, shall be securely fastened to the window. Exterior doors of buildings shall be maintained so that they fit reasonably well within their frames so as to substantially prevent rain and wind from entering a building. Exterior door jams, stops, headers and moldings shall be securely attached to the structure and maintained in good condition without splitting or deterioration. Additionally, exterior doors shall be provided with property hardware and maintained in proper working condition.

GUTTERS AND SHUTTERS

Gutters and shutters and all appurtenances attached thereto, of buildings shall be maintained so that they are structurally sound, in good repair with proper anchorage and attachment.

GRASS AND WEEDS

It shall be unlawful for the owner of any property less than 40,000 square feet or property within any platted and recorded subdivision, to allow grass/weeds over 12 inches in height on at least ten percent of the size of the property tract or 35 percent of the pervious surface, whichever is greater. After 20 day notice, the County shall



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cause the condition to be remedied at the expense of the property owner.

EXTERIOR ATTACHMENTS

Exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, of building shall be maintained so that they are structurally sound, in good repair with proper anchorage and capable of supporting the imposed loads.

TEMPORARY SIGNS

The Temporary Local Directional sign code allows temporary signs to temporary events such as church or community gatherings, yard sales, moving sales, estate sales or the sale of an individual house. The code does not include off-premise outdoor advertising signs or signs defined under weekend subdivision directional signs. All temporary local directional signs must be located off the right-of-way.

DEAD TREES

Dead trees shall not be allowed to exist or to be maintained on any premises which are hazardous to persons on adjacent property. A finding by a registered forester or certified arborist (as contracted by a person on adjacent property) shall constitute prima facie evidence that a tree is in danger of falling upon adjacent lots or public streets due to the death of the tree. In the event that the tree is found to be dangerous by the registered forester or certified arborist, the property owner shall be responsible for 50 percent of the cost of such registered forester or certified arborist.

PENALTIES

Any person who violates any provisions of articles I –V of Chapter 134, after conviction upon a citation issued to Magistrate Court of Cobb County, in accordance with O.C.G.A. 36-1-20, may be incarcerated for a period not to exceed 60 days and/or shall be fined up to \$1,000 for violations within any 12 month period.

With any of these violations, except for grass and weeds, the appropriate person is placed on notice of violation and given 10 days to comply with the code section. If found still in violation after this time frame, a citation is issued to appear before a magistrate judge.

rev. June 2010

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For more information, contact:

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